

7601420
03/23/2000 09:44 AM 17.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
BY: ADB, DEPUTY - WI 4 P.

Title West 00019072

MAIL TAX NOTICE TO
Hundred Acre Wood L.C.

2880 S 400 W
SALT LAKE CITY UT 84115

7601420

SPECIAL WARRANTY DEED

Rick Warner Southtowne L.L.C., a Utah limited liability company,
of the County of Salt Lake, State of UTAH,

GRANTOR(S)

CONVEYS and WARRANTS against all claiming by, through or under it to

Hundred Acre Wood L.C.,
of the County of Salt Lake, State of UTAH

GRANTEE(S)

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in
Salt Lake, State of UTAH:

See Exhibit A attached hereto and made a part hereof.

Tax ID : 27-24-201-005 / 27-24-201-006

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way,
Covenants, Conditions and Restrictions now of record.

RESERVING UNTO THE GRANTOR an easement and right-of-way for vehicular and pedestrian access and utilities over a portion of the land conveyed hereby for the benefit of the Grantor's remaining land adjacent to the South thereof (hereinafter the "UP&L Easement"). The UP&L Easement shall be used to provide Grantor and Grantor's successors and assigns and their respective licensees and invitees access to the Grantor's remaining land from that certain Access Easement dated 1/21/00 from Utah Power and Light Co. The UP&L Easement shall be located so as to not unreasonably interfere with the Grantee's development and use of the land conveyed hereby.

RESERVING ALSO UNTO THE GRANTOR an easement and right-of-way for vehicular and pedestrian access and utilities over such drive lanes as may from time to time be established over the West forty-four (44) feet of the land conveyed hereby for the benefit of Grantor's remaining land adjacent to the South thereof (hereinafter the "110th South Easement"). The 110th South Easement shall be used to provide Grantor and Grantor's successors and assigns and their respective licensees and invitees access to the Grantor's remaining land from the county road known as 110th South street. The 110th South Easement shall be located so as to not unreasonably interfere with the Grantee's development and use of the land conveyed hereby. The 110th South Easement shall automatically terminate without further notice or action on the part of Grantor, Grantee, or any other person, upon the reconveyance of that certain Trust Deed with Assignment of Rents dated May 8, 1995, in which NFT Transportation, Inc. appears as Trustor, the William V. Deniro Trust appears as Beneficiary, and Merrill Title Company appears as Trustee, which Trust Deed was recorded in the office of the County Recorder of Salt Lake County, State of Utah on May 9, 1996, as Entry No. 6352874, in Book 7395, at Pages 2935, et seq.

In witness whereof, the grantor has caused its name to be hereunto named and written this 22 day of March, 2000.

BK8350PG1532

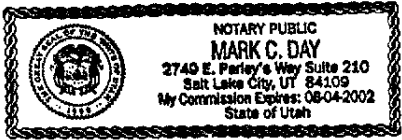
Rick Warner Southtowne L.L.C.,
a Utah limited liability company

By: [Signature]
Bradley J. Eichers, Its: MGR

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 22 day of March, 2000, personally appeared before me Bradley J. Eichers, the Manager of Rick Warner Southtowne L.L.C., a Utah limited liability company, the signer(s) of the within instrument, who being by me duly sworn did say, that the within and forgoing instrument was signed in behalf of said company and said Bradley J. Eichers duly acknowledged to me that said company executed the same.

[Signature]
NOTARY PUBLIC



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Exhibit A

A parcel of land lying in the Northeast quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and meridian, more particularly described as follows:

Commencing at a found brass cap marking the North quarter corner of section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South $89^{\circ}55'40''$ East along the North line of said section a distance of 846.84 feet; thence South $00^{\circ}04'20''$ West a distance of 33.00 feet to the real point of beginning;

Thence South $89^{\circ}55'40''$ East a distance of 219.230 feet to a UDOT Highway right-of-way fence; thence South $10^{\circ}15'25''$ East along said fence a distance of 143.184 feet to a found right-of-way monument; thence South $10^{\circ}00'00''$ East along said fence a distance of 70.239 feet; thence North $89^{\circ}55'40''$ West a distance of 256.310 feet; thence North $00^{\circ}10'02''$ West a distance of 210.022 feet to the real point of beginning.

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Exhibit "B"

Permitted Exceptions

1. General Property Taxes for the year 2000 now accruing but not yet due and payable. (Serial No. 27-24-201-005).
General Property Taxes for the year 2000 now accruing but not yet due and payable. (Serial No. 27-24-201-006).
2. The land herein is located within the boundaries of SOUTH JORDAN CITY and is subject to charges and assessments levied thereby.

The land herein is located within the boundaries of SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1 and is subject to charges and assessments levied thereby.
3. Easement, and the terms and conditions thereof, in favor of **The Estate of Maggie Sanders, Irene Olson, Administrator**, as grantor and **The State of Utah** as grantee, for the purpose of an easement upon part of a entire tract of property in the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah, for the purpose of constructing thereon an irrigation facility and appurtenant parts thereof incident to the construction of a freeway know as Project No. 01-7, dated August 11, 1966, recorded September 8, 1966, as Entry No. 2170778, in Book 2492, at Page 219. Affects Parcel 2.
4. A right of way for the flow and maintenance of the Jordan and Salt Lake Canal.
5. Easements for installation and maintenance of utilities and drainage facilities and/or incidental purposes are reserved, as shown on the proposed plat of said subdivision.
6. Deed of Trust in the principal amount of \$3,052,350.00, executed by **NFT Transportation, Inc.** to **Merrill Title Company**, Trustee, for the benefit of **William V. Deniro, Trustee of the William V. Deniro Inter Vivos Trust**, dated January 31, 1977, Beneficiary, dated May 8, 1996 and recorded May 9, 1996, as Entry No. 6352874, in Book 7395, at Page 2935

The Beneficial interest under said Deed of Trust is now held of record by **The William V. Deniro Limited Company**, a **Utah Limited Liability Company** as **General Partner of the William V. Deniro Family Limited Partnership**.

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